

# \$344,900 - 40 Dakota Road W, Lethbridge

MLS® #A2230366

**\$344,900**

3 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

This bungalow with TWO KITCHENS ("non approved" suite) has new flooring on the main floor, and a new hot water tank! The main floor features an open and inviting floor plan with two spacious bedrooms and a 4 piece bathroom. The basement has a SEPARATE entrance, kitchen and an additional bedroom making it perfect for roommates or teenagers. Located close to schools in a mature neighbourhood.

Built in 1983

## Essential Information

MLS® #	A2230366
Price	\$344,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	40 Dakota Road W
Subdivision	Indian Battle Heights



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5L5

### **Amenities**

Parking Spaces	1
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Level, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 22nd, 2025
Days on Market	18
Zoning	R-CM

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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